Adur District Council

Development Management

Mr Enosh Subramaniam
Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1915/16

Details of Development
ADDITION OF SECOND FLOOR AND PART THIRD FLOOR OVER EXISTING FIRST-FLOOR FLATS TO PROVIDE 9 NO. NEW RESIDENTIAL UNITS COMPRISING 2 X STUDIO FLATS, 3 X 2-BEDROOM FLATS, 3 X 1-BEDROOM FLATS AND 1 X 3-BEDROOM MAISONETTE (WITH TERRACED BALCONY), PLUS ASSOCIATED LIFT AND REAR (WEST) STAIRS ACCESS, COMMUNAL TERRACE, BIN AND BIKE STORAGE

Location of Development
QUEENS PARADE NORTH ROAD LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 6th January 2017.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
15/03/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	Drg No 1068-001	06.01.2017
FIRST FLOOR EXISTING	Drg No 1068-010	06.01.2017
FRONT, REAR & SIDE ELEVATIONS EXISTING	Drg No 1068-020	06.01.2017
SECTION AA & BB EXISTING	Drg No 1068-030	06.01.2017
DETAILED SECTIONS/ELEVATIONS/MATERIALS	Drg No 1068-501 Rev 1	15.02.2017
GROUND FLOOR PLAN PROPOSED	Drg No 1068-104	28.02.2017
ROOF PLAN PROPOSED	Drg No 1068-103 REV 1	28.02.2017
3RD FLOOR PROPOSED PLAN	Drg No 1068-102 REV 1	28.02.2017
2ND FLOOR PROPOSED PLAN	Drg No 1068-101 Rev 1	28.02.2017
PROPOSED FIRST FLOOR AREAS	Drg No 1068-100 REV 1	28.02.2017
SECTIONS DD, EE, FF & GG PROPOSED	Drg No 1068-201 REV 1	28.02.2017
ELEVATIONS AA,BB & CC PROPOSED	Drg No 1068-200 REV 1	28.02.2017
BLOCK PLAN	Drg No 1068-002	06.01.2017
DETAILED SECTIONS/ELEVATIONS/MATERIALS	Drg No 1068-500 Rev 1	26.01.2017

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

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03. No development shall be carried out unless and until a schedule and samples of the external materials and finishes to be used on the building (including all external cladding and facings; new stair access enclosures, balcony details and roof terrace screens, windows and doors) have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. The development hereby permitted shall not be carried out unless and until a specification and details of the materials, colour, design, frame proportions, profiles, and opening pattern of the proposed windows/doors have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows/doors on the proposed building shall only be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance and to comply with saved policy AH2 of the Adur Local Plan.*

05. The architectural details comprising the profiled string coursing, 'bull-nose' roof aerofoil and support brackets, frameless glass balustrade, decorative brickwork features and stone copings, brick 'slip' and tile cladding shall be carried out and completed in accordance with the section details and profiles shown on the approved drawings and in accordance with the external materials, colours and finishes agreed under condition 3 of this permission. The refurbishment and cladding of the exterior of the existing first-floor of the building as shown on the approved drawings, and to include the refurbishment/redecoration of the projecting shop canopy, shall be carried out and completed prior to first occupation of the dwellings hereby permitted.

Reason: *To ensure a satisfactory appearance having regard to saved policy AH2 of the Adur District Local Plan.*

06. Prior to the commencement of the development hereby permitted, a specification detailing the design and materials of the re-surfacing and improvements to the rear external area, including provision of the secure, weather-protected pedestrian access from Culver Road (including lockable gate, bollards and canopy roof) shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the agreed details and completed prior to first occupation of the dwellings hereby permitted.

Reason: *To ensure a satisfactory living environment and to comply with saved policy AH2 of the Adur District Local Plan.*

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07. Prior to the commencement of the development hereby permitted, precise details of the siting, design and appearance of the proposed lift, including the position/orientation of the opening doors, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with such details as agreed.

Reason: *In the interests of amenity having regard to saved policy AH2 of the Adur District Local Plan. .*

08. Prior to the commencement of the development, details (including siting, amount and design) of the secure, covered cycle storage for existing and proposed future occupiers shall be submitted to and approved in writing by the Local Planning Authority. Such provision as agreed shall be provided prior to first occupation of the dwellings hereby permitted and shall thereafter be retained.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

09. Prior to the commencement of the development details of the siting and provision for storage of waste and re-cycling to serve the existing and future residential occupiers of the building shall be submitted to and approved in writing by the Local Planning Authority. Such provision as agreed shall be implemented prior to first occupation of the dwellings and thereafter retained.

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur Local Plan.*

10. No work for the implementation of the development hereby permitted (including the use of any plant or machinery) shall be undertaken on the site except between the hours of 08.00 and 18.00 hours on Monday to Friday and between 08.00 and 13.00 hrs on Saturday. No works for the implementation of the development shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the neighbouring occupiers regard to saved policy AG1 of the Adur District Local Plan.*

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding; and
(v) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

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12. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water and shall thereafter be carried out in accordance with such details as have been agreed.

Reason: *To ensure the development can be adequately serviced.*

Informatives / Notes to Applicant

01. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

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04. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

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However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).